LONDON MEDWAY COMMERCIAL PARK

Medway, Kent, ME3 9ND

Up to 200,000 sq ft of industrial space

PLOT 1C

SPACE FOR THE WELL-CONNECTED

With the ability to accommodate 60,000 – 450,000 sq ft within 20 minutes of the M25 (J2), London Medway Commercial Park provides prime industrial / distribution space in a strategic South East location.

And with 20.7 million consumers accessible within a two-hour drivetime, it's easy to see why the site is already home to customers including Amazon, Wincanton and Noatum Logistics.

Large workforce potential
Readily available skilled labour force

Excellent connectivity
Direct access to the M2 to serve London and the South East

BREEAM 'Excellent' specification
Realise energy and cost savings

OPTION A

197,600 sq ft

The 10.01 acre site has detailed consent for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.

Unit 1c	sq ft	sq m
Warehouse	164,700	15,302
Ground floor office and undercroft	8,100	752
First floor and second floor offices	16,200	1,505
Plant	6,800	631
Transport office	1,500	139
Gatehouse	300	28
TOTAL	197,600	18,357

- 18m clear internal height
- 50m yard depth
- 6 level access doors
- 24 loading dock doors (including 12 multi-dock doors)
- 217 car parking spaces (including 3 accessible)
- 58 HGV parking spaces
- 2MVA

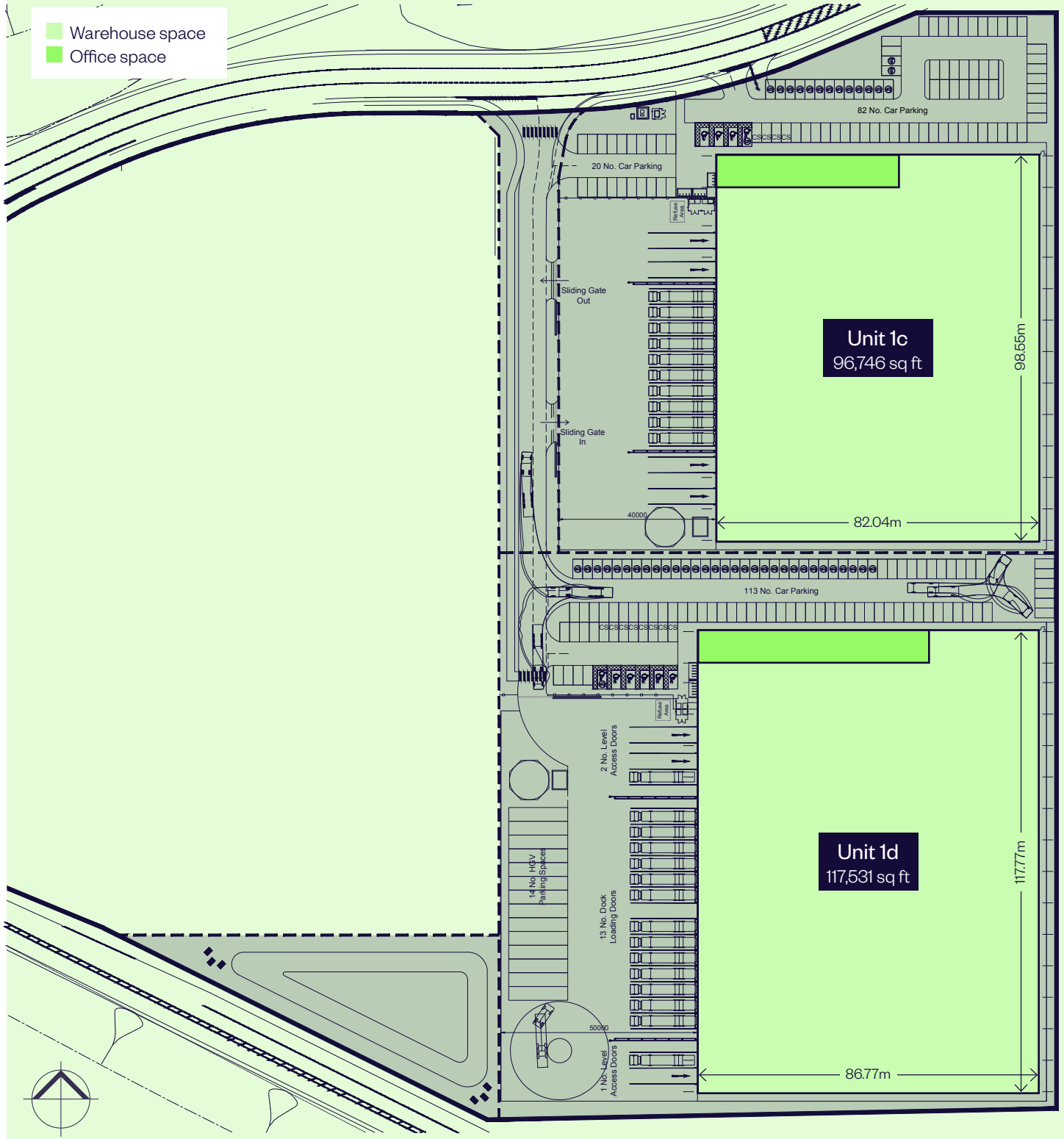
OPTION B

The site can also accommodate a two unit layout option, providing 96,746 sq ft and 117,531 sq ft of warehouse and distribution space.

Unit 1c	sq ft	sq m
Warehouse	81,106	7,535
Offices including ground floor core	8,460	786
Undercroft	3,239	301
Plant deck	3,939	366
TOTAL	96,746	8,988

Unit 1d	sq ft	sq m
Warehouse	102,676	9,539
Offices including ground floor core	10,527	978
Undercroft	4,327	402
TOTAL	117,531	10,919

Alternate building sizes available.
Contact us for more information.



SUSTAINABLE BY DESIGN

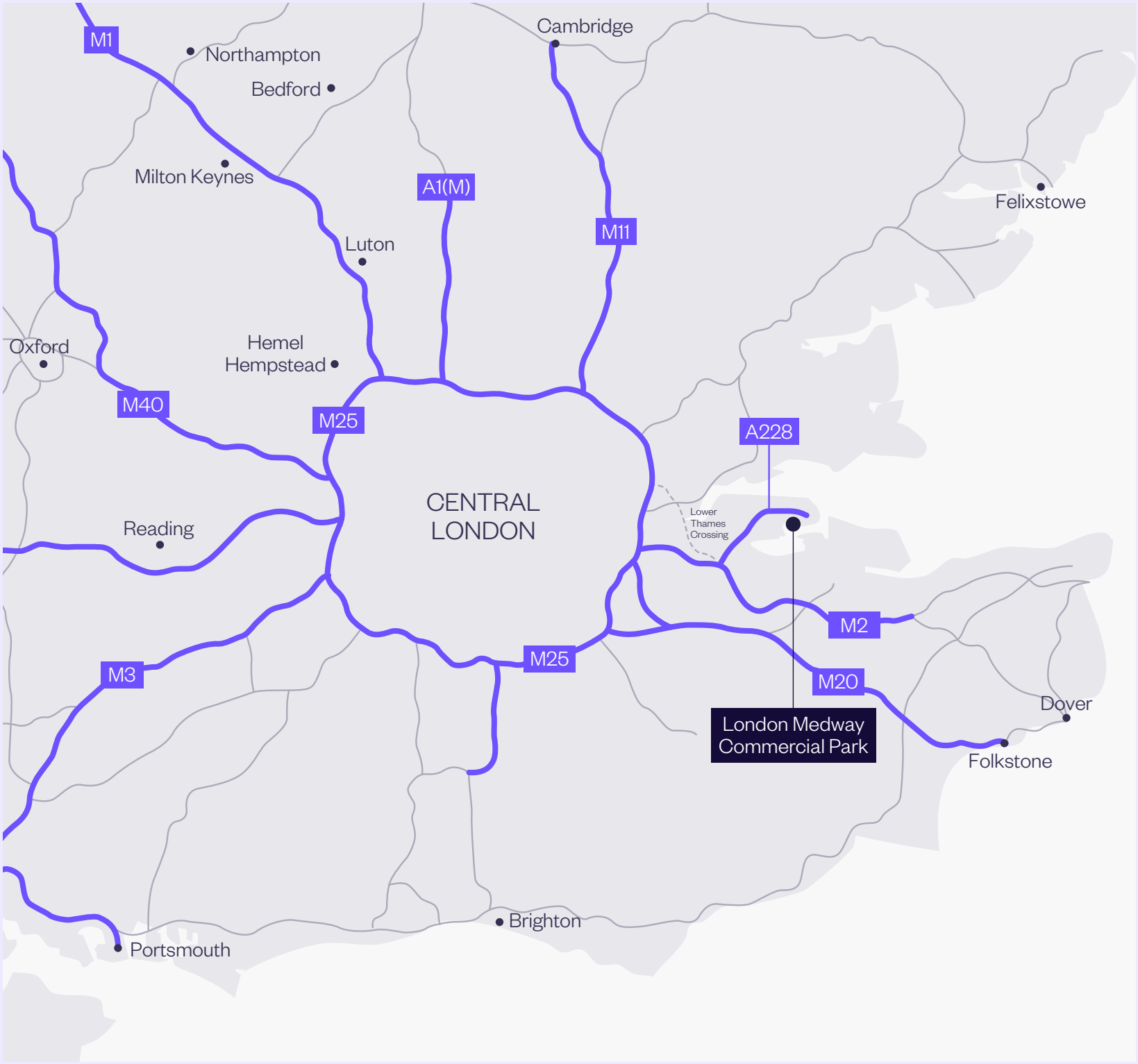
Our properties are designed to maximise efficiency, use lower-carbon materials and help reduce their long-term impact on the environment. For our customers this supports reduced energy use and operational cost savings.

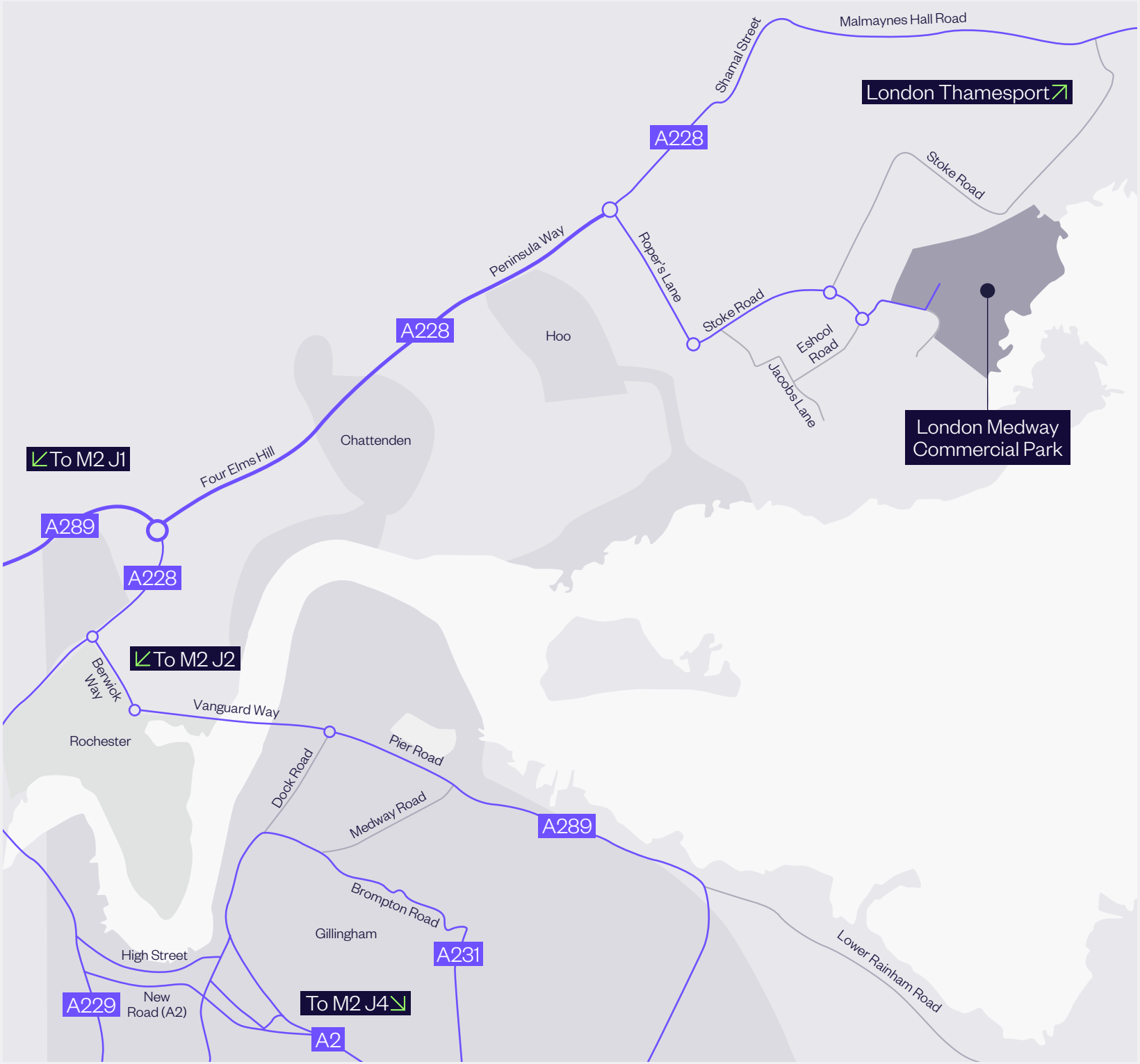
- Carbon neutral cladding envelope
- Rooftop solar PV system
- Air tightness far in excess of current building regulations
- 12% roof lights providing optimum natural light
- Carbon neutral carpet tiles
- Ceiling tiles with a high percentage of recycled content
- Solar thermal hot water
- LED lighting to offices and external areas
- Low NOx condensing boiler
- Electric car charging points
- Rainwater harvesting and water saving devices
- BREEAM ‘Excellent’

LOCATION

London Medway Commercial Park is located on the south side of the Hoo Peninsula and approximately six miles from Rochester, benefitting from direct access to J1 of the M2 via the duelled A228 and A289.

J2 of the M25 is 17 miles to the west, providing access to London and the national motorway network. To the south, the Channel Tunnel is within 50 miles and the Port of Dover is within 56 miles.





DRIVETIMES

ROAD

M2 (J1/J2)	6 miles
M20 (J4)	12 miles
M25 (J2)	17 miles
Central London	36 miles

AIRPORTS AND PORTS

London Thamesport	7.5 miles
London City airport	34 miles
London Gatwick	49 miles
Folkestone/Channel Tunnel	50 miles
Port of Dover	56 miles

AERIAL VIEW

VIEW THE VIRTUAL TOUR

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